



Petition Number:	1609-PUD-15
Petitioner:	MI Homes of Indiana, LP by Nelson & Frankenberger
Request:	A text amendment to modify the architectural standards for the Springmill Trails Planned Unit Development (PUD).
Current Zoning:	Springmill Trails PUD District
Current Land Use:	Residential
Zoning History:	Ordinance 11-19
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. Springmill Trails Ordinance (Ord. 11-19)4. Proposed Springmill Trails PUD Amendment (Ord. 16-28)
Staff Reviewer:	Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the August 8, 2016, City Council Meeting. The petition will receive a public hearing at the September 6, 2016, Advisory Plan Commission (the "APC") meeting.

Project Overview

Project Location: The Petitioner is requesting an amendment to the Springmill Trails Planned Unit Development (PUD) District Ordinance No. 11-19 (the "PUD Ordinance") for the 50.3 +/- acres located on the southwest corner of 186th Street and Casey Road (see **Exhibit 2**).

Project Description: The proposal is to modify the architectural standards by reducing the thickness of the permitted vinyl siding and adding garage door treatment options of the Springmill Trails PUD (the "Proposal"). A full summary of the proposal can be found in Sections 3 and 4 of the proposed PUD amendment (see **Exhibit 4**).



Procedural

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the September 6, 2016, APC meeting. Notice of the public hearing was provided in accordance with Indiana Law and the APC's Rules of Procedure.

Statutory Considerations: The Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

- 1) The Comprehensive Plan
- 2) Current conditions and the character of current structures and uses
- 3) The most desirable use for which the land is adapted
- 4) The conservation of property values throughout the jurisdiction
- 5) Responsible growth and development

Staff Comments

- 1) **Action:**
Hold a public hearing at the September 6, 2015, APC meeting.
- 2) **Recommendation:**
Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with a favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.